

Charlotte

Artistic Homes.



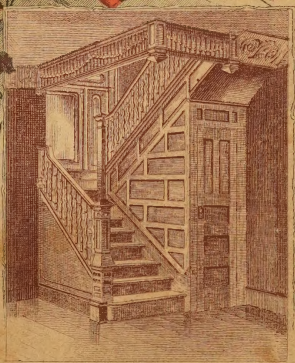
HOW TO PLAN
AND
HOW TO BUILD
THEM.

BY

GEO. F. BARBER
& CO.

ARCHITECTS.


KNOXVILLE,
TENN.



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


Artistic Homes.

HOW TO PLAN 



—AND—

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Geo. F. Barber & Co.

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KNOXVILLE, . . . TENNESSEE.



S. E. NEWMAN & CO.
Printers and Binders.
1894.

TO PUT YOU ON THE ROAD



To the successful

Planning and Building of Your Home

Is the object of this little book, which we hope you will read, remember and preserve. It contains many useful ideas.

You intend to build some time, if not just now.

❖ REMARKS ❖

—ON THE—

Principles of Design, Harmony of Form and Proportions in Architecture.

[*Extracts from our "Cottage Souvenir."*]

NATURE, in all her wondrous productions, has faithfully and accurately adhered to the Divine law of harmony, both in form and true proportions of parts. In no place should there be a closer adherence to the fundamental principles nature has laid down for us than in the design and construction of our houses.

A house is something you will enjoy or be disgusted with as long perhaps as you live. Then do not slight or leave out a single thing that is necessary to make a perfect home. Its proportions may be small, but with its outer and inner appointments in perfect harmony, it will be a palace of beauty and elegance. Before you begin to build, be sure you have secured the very best plan and design that you can obtain for the price. Correspond with architects and designers until you have found just what you want. When you have secured your plan and perfected your details, get the best mechanic you can find to do the work. Not the "cheapest," but the

“best,” as you would call in the best physician in case you were seriously ill, or the most trusty surgeon if dangerously wounded. Mechanics generally seem to forget that the chief object of a dwelling is the comfort and convenience of its occupants.

A few more words in regard to proportion and harmony of form as applied to architecture: Proportion in a building consists in having its dimensions or body parts in perfect relation to each other, the length to the breadth, and these to the height. They must be all happily proportioned, and the roof—the most important part of the whole structure—should have its height, steepness of pitch, projection of cornice, and its broken outline against the sky thoroughly studied and most carefully arranged. Towers, verandas and bay windows are all large parts of the design, and should be in such exact proportion with the rest of the building that it would seem impossible to dispense with either of them without injuring the effect of the entire structure. If every feature of the structure is properly proportioned, the observer will be led to exclaim: “What a beautiful structure!” without even knowing why it is so. The next important feature necessary in the principles of good designing is harmony of form.

Harmony of form is to be applied almost exclusively to the ornamental details of the design. There is, perhaps, more skill or tact required in arranging ornamental work properly than in any other part of the design. Each tiny ornament should peek out at you from its allotted position on the building with all the dignity and importance of its absolute necessity in the make up of the structure: a necessity as imperative

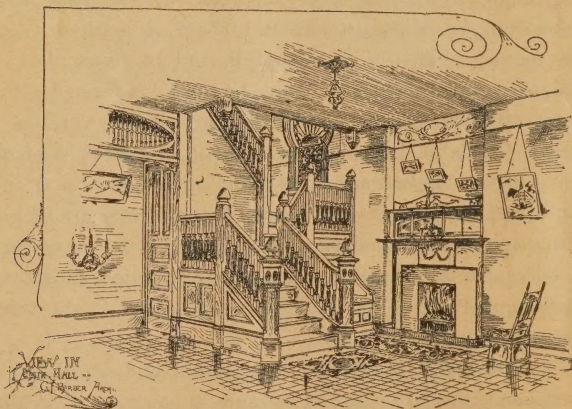
as that of a letter in forming the completeness of a word. What we mean by harmony of form is the naturally graceful relation curved and straight lines bear to each other, where they come in contact. It is of the most importance that these principles should be thoroughly known and understood by the designer, or the best results will not be attained. In the contour, or outline of detail ornament, is where this principle of harmony of form is of the most importance. (The placing of these ornaments upon the building after they are made comes under the head of proportion.)

The outlines of brackets, for instance, must have their curved and straight lines so related to each other as to appear restful and pleasing to the untrained eye. It is impossible in so small a space to give any examples or practical lessons on this important branch of the subject. The subjects under discussion are natural principles, and are as mathematically true as any branch of mathematics, and in order that the designer may be master of them, he must be created with a talent for such things. Carpenters are usually careless in their methods of designing, and that is why there is such a vast difference between their designs and those of a trained and careful architect. The works of the former are lacking in the true principles of grace and beauty that are everywhere so noticeable in those of the latter. An architect must be a production of nature, in order to be successful in the truest sense of the word.

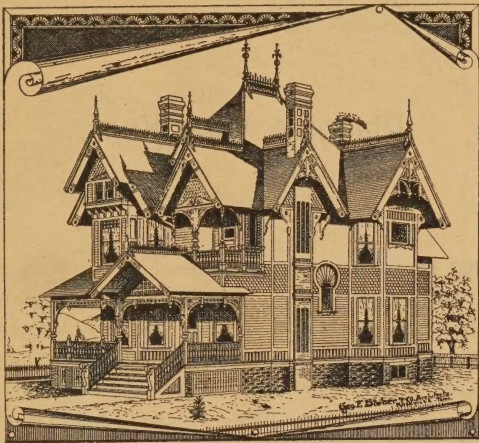
BEAR THIS IN MIND: A beautiful and correctly proportioned house will cost you no more, if you start right, than an unsightly, illy-proportioned one. All that is necessary is

to choose between a practical architect and a bungler. If a \$30.00 suit of clothes fits you with faultless precision, you are much better satisfied with it than you would be with an ungainly, ill-fitting suit at the same price. The same may be said in regard to architecture.

With these facts in view, the thought has presented itself in this way: Why not combine all of these essential features in every plan of a house of whatever cost it may be? If not to be ornamental, to be of such perfect proportions with harmony of form that it will be a thing of beauty after all. It has been our intention to include in all plans and designs: convenience, comfort, durability and style—the essentials of a complete home.



Interior of Hall for Design No. 36, on opposite page.



Residence Erected from Our Plans at Chicago, Ill.

DESIGN No. 36.

Cost to build, \$3,500 to \$3,800.

SIZE.

Over all except steps, 31 feet 6 inches x 57 feet.
Height of first story, 10 feet; second story, 9 feet
3 inches. Depth of cellar, 7 feet, under all.

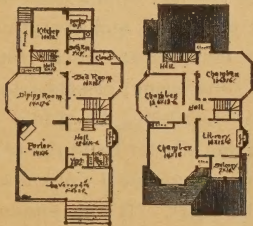
NOTES.

This design has been arranged with a view of filling a universal demand for a house of this character. The exterior is all that any one could desire, the veranda especially forming a very important part in bringing out the true proportions of the structure.

Through the vestibule, from the front, we enter the hall, which is large and handsomely arranged. The staircase is intended to be beautiful in plan and design. The fireplace, with a nice mantel, adds very much to the hall.

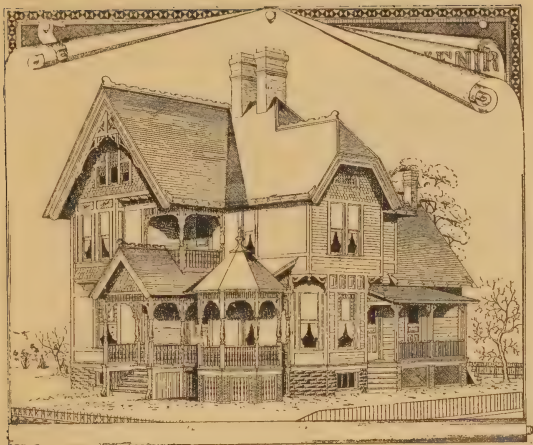
The parlor and dining room are connected by sliding doors. A good change would be to make the bed room into a dining room and the dining room into a sitting room, omitting the closet in the bed room and shortening the bath room into a serving room and connecting with the kitchen. The back hall, while serving as a rear entrance, cuts the kitchen off from main part of house, thus preventing the odors of cooking from entering the living apartments.

For other floor plans of this house, see page 168.



Planning Your Home.

A **BETTER KNOWLEDGE** of the more important features of construction in house building among those who are having homes built, but who have no further use for the knowledge, would result far more satisfactorily. We would not see "For Sale" so often, for the owner finds out after a few months' occupancy that the house is not what he wanted or expected. The cellar freezes, or it fills with water; the mice and rats get up behind the plaster; the floor springs; the cold wind and snow gets in; or, if a brick house, the walls sweat, causing paper to fall off, and everything in the house seems to mould; the children are often troubled with sore throat; rooms are not convenient; closets not right, and there are a hundred and one things he would have changed if he were building again. Better build right in the first place. All these faults can be overcome if you know how to provide against them at the start. If not, employ an architect—one who knows his business. Don't try to build without plans; it costs you more in the end, besides having very unsatisfactory results in arrangement of rooms, exterior appearance and construction.



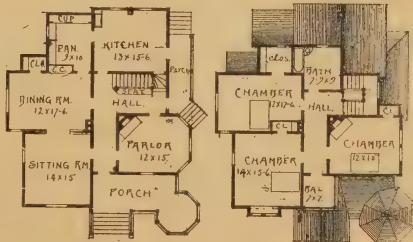
DESIGN No. 31.

Reduced from the "Cottage Souvenir," in which further description is given,

COST TO BUILD, \$2,800 TO \$3,300.

NOTES.

The design and arrangement of this house is calculated to meet the approval of many, hence it has been estimated as a house completed in every detail ready for occupancy.



FIRST FLOOR.

SECOND FLOOR.

Useful Facts Briefly Stated

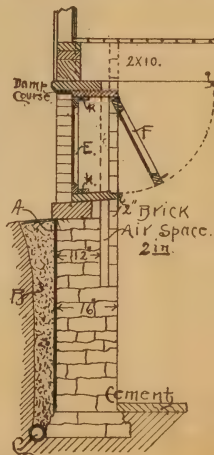
INTENDED TO PUT YOU ON THE ROAD TO

SUCCESSFUL HOUSE BUILDING, but their more perfect application to the building will be obtained by the use of full plans from your architect.

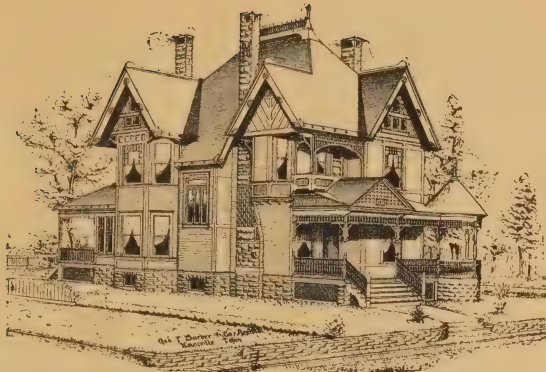
A DRY CELLAR, and how to keep it so, is an important question. The following will prove successful if properly carried out:

THE BEST WAY, perhaps, to keep water from entering a cellar, is to lay a 4-inch tile (C), as shown in Fig. 1, all around the house, beginning at the upper side and following the wall in all its angles, cementing the joints at angles, then by filling the space above the tile 3 or 4 inches wide with coarse sand or gravel (B) and giving the outside of wall a coat of cement or bitumen (A), or even common mortar, the water falling on the surface of the ground or soaking through from the sides will be caught in the gravel and quickly go to the tile below, and thus be carried off before it can reach the cellar.

The tile operates nicely when both plaster course and gravel are omitted, and can thus be employed in less expensive work. Keep the tile from under the foundation walls, as settling will crush it. The drier you can keep your cellar the easier it is to keep it from freezing, and the less liable to freeze at an unguarded time. A dry well-kept cellar is healthier to live over and better than no cellar at all.



(Fig. 1.)



Perspective View.

Reduced from "Cottage Souvenir."

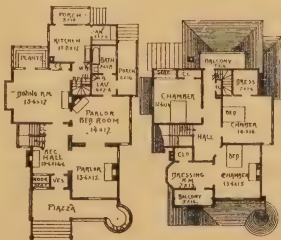
DESIGN No. 146.

For front view and four other floor plans of this house, with further description, see the "COTTAGE SOUVENIR."

NOTES.

This house has been erected from our plans in Knoxville for \$2,800. It has four rooms and hall, finished in quartered oak. Cellar under kitchen. Plumbing complete except water closets. In some localities it would cost as much as \$3,500.

It was intended in this house to have the veranda and balcony ornamental features of the design, the rest of it comparatively plain, thus reducing the cost as much as possible.



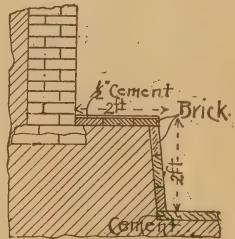
FIRST FLOOR.

SECOND FLOOR.

Plan No. 1.

A FROST-PROOF CELLAR is hard to get, as it is next to impossible to prevent frost from passing through a solid wall, especially one of stone; so, in order to shut the frost out and prevent freezing, there should be in the construction an air space or hollow wall, which is most economically constructed, as shown in Fig. 1. The air space can commence a foot or more below the grade line, where a jog is left in the wall, on which is built a 2-inch brick wall by laying the brick on edge, leaving a 2-inch air space, through which frost will not pass.

BANK CELLAR, and one quite inexpensive in constructing, is to leave a bank of earth (as shown in Fig. 5) 2 feet high and 2 feet wide. Commence the wall of house on the bank, and, after the house is completed, brick over the bank, as shown, and cement the top; or, if the earth is solid, cement directly on the bank. This gives a cool shelf for articles of all kinds, keeping them up out of the way, and is easily kept clean. The rest of the floor can be cemented or not, as desired. Where there is no cellar, remove the earth, so that it will be 3 or 4 feet from the floor joist. This gives good ventilation and keeps the timbers from rotting, making a much healthier house. Three feet above the grade line, on the outside, is the best proportion for the building, and this height should be maintained at the front steps, if possible. Do not leave the dirt piled up under the house too close to the floor, as it causes decay of timbers, and from that source and from earth-damp comes many of the diseases of children, especially diphtheria and other forms of throat and some bowel troubles.



(Fig. 5.)



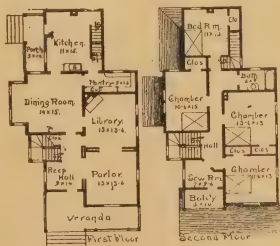
DESIGN No. 24.

As shown in the "Cottage Souvenir," but reduced to one-fourth the size.

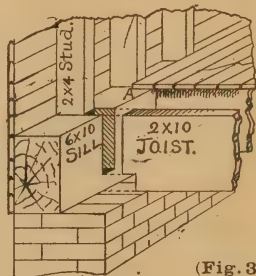
COST TO BUILD \$2,400 TO \$2,800.

NOTES.

For a moderate-priced house this one has been very popular, having been built a great many times in different parts of the United States from our plans. The stair plan in this house is a feature that adds very much to the beauty of the interior and exterior appearance of the design.

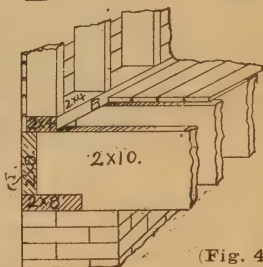


MOUSE-PROOF FLOORS can be easily obtained by the following method: Fig. 3 plainly shows the construction of a mouse-proof floor. Have the sill 2 inches wider than the studding, with joists mortised into it. In this way the floor will lap over on the sill 2 inches, as shown at A (Fig. 3), thus preventing mice, or even insects, from getting up back of the plastering or into the house. This style of sill and joist framing we employ more than any other, on account of its many advantages.



(Fig. 3.)

Fig. 4 represents another method, and is what we call a box sill; is very strong and durable; used more on account of cheapness; is quick put in place, saves mortising, and contains less solid material than the solid sill. A 6x10 sill contains 60 square inches in section, while the combined pieces of the box sill contains only 40 square inches.



(Fig. 4.)

Sometimes the piece C is omitted, for the sake of economy, by extending the joist out. Sometimes the piece B is omitted, carrying the studding on down to the bottom piece, but this latter is liable to be left in shape to let mice up behind plaster, which will not be the case if the piece B is retained and the floor is laid close up to it all around.

DOUBLE FLOORS are an excellent thing, and many desire to put building paper between them, the main object being to keep the cold air from coming up into the room.

This will also prevent dampness from arising, and will assist in preventing cold feet, and be more economical in heating; but the paper should be thoroughly water-proof and should not be laid with both floors in contact with it, but with the top floor laid on lath tacked to each joist. This gives an air space. Otherwise the paper will gather dampness from below and hold it, causing mould and decay, which will be dangerous to health.

PLASTERED WALLS to paint on should be left under as smooth a floating as possible. Very pretty combed patterns are often worked in the walls for decorative purposes with good effect. For papering, the walls should be finished smooth, either with a skim coat or full coat of hard finish (plaster of Paris).

SHEATHING LATH is recommended for the inside of the building on exterior walls, as it renders the building very much stronger, makes it warmer and gives an even and solid plastered wall. The plaster will be durable and will not crack.

PAINTING is a subject upon which only a few brief points can be given. Use only the best brands of mixed paints, or lead and oil. Outside colors should be selected with a view to durability. Blue, all the greens and olives, fade quickly; and red, when mixed with white lead, fades. Ochres, creams, drabs, grays, etc., are the most durable colors; and mineral red stands well when used alone. Use colors ground in oil. Poor qualities of paints fade quickly and are not durable. When interior wood work is to be painted, it is nice to tint some of the chambers in blue, pink, red, etc.; but care must be taken not to get the color too strong and glaring. Never paint the entire work the color you wish to tint in. Very light shades of the colors to be used for tinting on a ground of some other harmonizing color. Only tint the central beads in the casing or parts



DESIGN No. 134.

As shown in the "Cottage Souvenir," but reduced to one-fourth the size.

COST TO BUILD IN WOOD, \$2,000 TO \$2,500; IN BRICK, \$2,600 TO \$2,900.

This house was recently erected from our plans by Mr. Sundmacher.
See his letter:

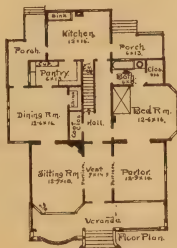
MURPHYSBORO, ILL., April 22, 1892.

Geo. F. Barber & Co., Architects, Knoxville, Tenn.:

Gentlemen—I received your plans of my residence in good order, and am pleased to say that I am very well satisfied with the elevations, your drawings working out satisfactorily in every particular.

Very respectfully,

C. H. SUNDMACHER,
Attorney at Law.



of the rosettes in the head blocks and a bead or two on the molding of the base boards. For a pink or blue room, paint the entire wood work a cream color first; and for blue, tint as above with delicate sky blue; or for pink, a bright shade of pink. A body of olive green will harmonize well with a shade of bright red, for a red room. The colors should be put on smooth wood, so the work will not look ragged and cheap. If properly done, the effect is very pleasing. A coat of varnish on inside painting livens it wonderfully. To paint the floor of the kitchen or other rooms, use boiled oil or ocher ground in oil; add to this a little litherage for dryer; or you can use some of the prepared floor paints, which are good. To finish hard pine, oak or ash floors natural, do not use linseed oil; it never dries properly for such purposes; but if it has been used and is not desirable, it can be removed by using a floor scraping tool. Scrape deep enough to remove a little of the wood; this levels up the floor and gives you a chance to put on another finish. Any carpenter can scrape it for you.

FINISH YOUR HARD WOOD FLOORS as follows: First, fill the grain with a coat of paste filler, as per directions on can; then one or two coats of Berry Brothers' floor finish, or any other good make of same, rubbing it down smooth or leaving it bright, as desired. Each coat should dry 48 hours, then you will be pleased with the results. For hard pine, the filler must be reduced to a liquid form, as per directions on can, as it has a different grain from oak. Shellac is the proper filler or first coat for hard pine, where dampness does not occur, and, as this is sure to occur in floors, it is best to use the filler described above. Never use shellac in places liable to be damp; it will not stand. Varnish for outside of doors, window stools, bath rooms, store fronts, or places exposed to dampness or weather, use some good make of Spar varnish or other varnishes prepared for the purpose.



FRONT VIEW.

DESIGN No. 27.

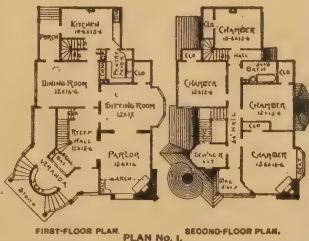
Cost to build, as per description, Plan No. 1, \$3,600 to \$4,300; Plan No. 2, \$5,600 to \$6,000.

SIZE.

Over all except steps, Plan No. 1, 38x56 feet; Plan No. 2, 48x66 feet.

Height of first story, Plan No. 1, 10 feet; second story, 9 feet 3 inches; Plan No. 2, first story, 10 feet 6 inches; second story, 10 feet.

It is intended in this design to have everything first-class, and any one building from these plans may expect to get a convenient and compact home.



A GOOD PAINT for joints in porch floors is one part white lead, two parts litherage, and thin with a first-class article of Japan to a consistency for applying with a stiff brush.

PLUMBING is a part of house building about which there can not be too much care taken, and only plumbers of known ability and honor should be employed. Both health and life are in danger if it is not properly done. Cleanliness is the secret of it all. Bowls in bath room should be set on metallic brackets, and not cased up from the floor with wood. The less wood work in the bath room the better. The bath tub, if one can afford it, should be metal, porcelain lined. The kitchen sink, too, should be set on metallic brackets, and not cased down to the floor, as is usually done. The wood casing breeds disease. All tubs, bowls and sinks should be trapped below. To clean out such pipes, pour through them quite often a strong solution of concentrated lye; this will cut all grease, etc., and free them from poisons and stench. Copperas solution is also good.

“Perfect in Every Detail.”

VAN WERT, OHIO, April 15, 1892.

To Geo. F. Barber & Co., Knoxville, Tenn.:

GENTLEMEN—I am more than pleased; I am *delighted* with my house. My builder, who is a man of wide experience in his line, tells me that the “plans” you furnished for my house were simply *perfect* in every detail, and he found them the easiest to “work out” of any he had ever had. The style of my house is unusual in this part of the country and has attracted a great deal of attention. The first question usually asked is: “*Who is the Architect?*” I cheerfully recommend your services to any contemplating building, and tell them by all means to write to you and they will have no cause for regret. Wishing you abundant success,

I am cordially yours,

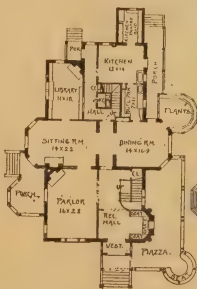
JAMES B. SMITH,
Secretary of Leeson Cooperage Co.



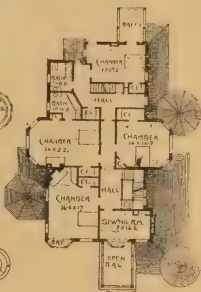
DESIGN No. 148.

NOTES.

These engravings illustrate a modern residence now being erected from our plans at New Haven, Conn., for E. B. Munson, Esq., an extensive paper box manufacturer. The arrangement is ample and convenient, the material being a fine quality of stone and pressed brick, slate roof, plate glass, and fine hardwood interior finish throughout. The attic is handsomely finished and contains billiard and card rooms, chambers, etc. Heated by hot water. Cost, complete, \$17,000 to \$20,000.



FIRST FLOOR.



SECOND FLOOR.

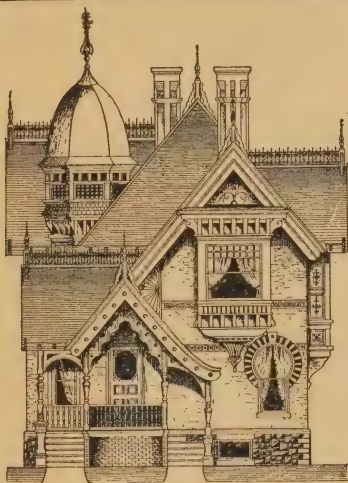
Heating.

CHIMNEY FLUES should be tested by building fires before the mason leaves them, to see that they have sufficient draught. A flue 8x8 inch will carry a furnace, but 8x12 inch is much to be preferred. One flue will run two stoves or even more, but a fire place will smoke if anything else connects with its flue. Each fire place must have an independent flue to the top. A stove cannot be connected with a fire place flue. A coarse wire screen placed over the top of chimneys will keep birds from building nests in them, which is some times the cause of their smoking, and it does not effect the draught. One-half or three-fourth inch mesh is sufficient.

FIRE PLACES of the ordinary kind are used very much for heating in warmer climates, and the open fire is very cheerful and rids the room of impure air, yet it is not an economical way of heating, for as much as three-fourths of the heat of the fuel passes up the chimney.

VENTILATING GRATES, now coming into use, are excellent for heating with open fires, but the first cost is more than the ordinary grate (from \$60.00 to \$100). But if the combined cost of a grate, hearth and mantel for each room is considered, it is much the cheapest, as one of the ventilating tubular grates, with one fire, will heat four rooms in any climate where the rooms are properly connected, which should be the room where the grate is located, the room back of it, and two chambers above.

THE FURNACE, which costs from \$100 to \$250, is a good method of heating, and fire places or other places for the outlet of air in the room is necessary before a proper circulation of warm air can be had from the furnace.



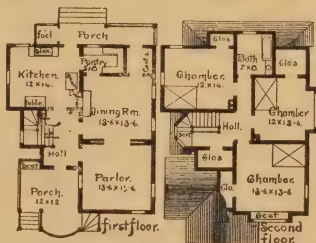
FRONT VIEW.

DESIGN No. 44.

Cost to build, as per description, Plan No. 1,
\$3,800 to \$4,000; Plan No. 2,
\$2,000 to \$2,500.

INTERIOR.

All of first story, except kitchen, is finished in hardwood, the rest in pine, for painting. Plastering, three-coat work, hard finish. Plumbing consists of sink and pump in kitchen, bath tub and bowl, with connections, gas throughout.



FIRST-FLOOR PLAN.

SECOND-FLOOR PLAN.

PLAN No. 2.

NOTES.

This cottage was erected from our plans at Nelhi, N. Y.

The price of this house can be varied by the quality of brick used. Those figured in the estimate are at \$25 per thousand, but we would advise a better quality of pressed brick. The circular window in the hall bay is filled with plate glass. The bay could be partitioned off with glass and used as a conservatory with handsome effect. The Southern idea of arrangement is more plainly carried out in Plan No. 2, but either plan is well adapted to any climate. This house can be one and a half or two stories, as desired.

Plan No. 1 is for brick, and Plan No. 2 is for frame construction. Can be erected also in stone, if desired, or stone and brick, with beautiful effect.

These plans can be enlarged, reduced or changed to front in any desired direction.

A STEAM HEATING PLANT will cost from \$250 to \$350 for an ordinary sized house, and is quite a favorite method of heating. Heat is procured by forcing steam through pipes from the boiler into radiators set in the various rooms.

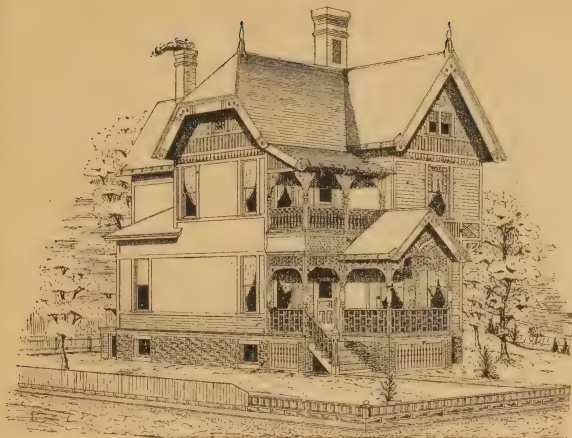
HOT WATER HEATING will cost, complete, ready for heating, from \$300 to \$600, according to size of house. It is a very satisfactory way of heating, as any degree of heat can be had in any one or more rooms in the house. Either direct or indirect radiation can be had in either the steam or hot water system, and both systems of heating are automatic in their workings; and as each heats the air that is in the room, some method of ventilation should be provided for each room—either a fire place or a register outlet into a chimney—so the foul air can continually pass from the room. Cellar should be 7 feet deep for any of these heaters.

There is no danger of leaks or explosions in any of these methods. Running expenses about the same for the three systems.

TO HEAT WITH ECONOMY and comfort by any method, your house must be so constructed as to keep out the cold and wind. Sheath and paper on the outside, and where the expense is not too great use sheathing lath on the inside; and if all the windows could have an outside sash, so there would be an air space between the glass, you would, by this method, save 25 per cent. of your coal bills. Where single sash are used, 75 per cent. more heat will be lost than for double sash.

An ordinary window, containing 12 square feet of glass, with single sash, in a frame house, well built, will lose more heat than 40 square feet of other wall surface.

A frame house, sheathed and papered, will retain 75 per cent. more heat than a 12-inch brick wall, and better results



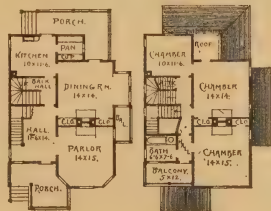
DESIGN No. 15.

As shown in the "Cottage Souvenir," but reduced to one-fourth the size.

COST TO BUILD, \$1,800 TO \$2,000.

NOTES.

This is a rather plain but neat six-room cottage, with front, back and attic stairs. Has a small cellar, with inside and outside stairs. Hall and parlor are finished in hard woods. Shingled roof. Outside sheathed and papered. Brick foundation. All necessary plumbing except water closet.



FIRST FLOOR.

SECOND FLOOR.

will be obtained from a brick veneered wall, owing to the extra air space.

A frame house, without paper outside, will lose 25 per cent. more heat than if papered.

Tight floors, walls, roofs, windows and doors will be the means of a great saving in fuel; and to those who are building in warm climates, remember this: The same construction that will make a house warm in cold weather will also render it cool in warm weather.

A room weatherboarded only would be twice as hot in mid summer as it would be with sheathing, paper and plaster, and with good construction you are much better prepared for cold weather when it comes.

"A Very Attractive House."

ROME, N. Y., April 9, 1892.

Geo. F. Barber & Co., Knoxville, Tenn.:

GENTLEMEN—In regard to Design No. 29, Plan No. 2, which you sent me, I had the house built and can not speak too highly of the plans. They were complete in every way, and both the carpenters and the men at the mill who got out the carved and turned work speak in the highest terms of your full-sized details. I do not think your "COTTAGE SOUVENIR" does the house justice, for it looks much nicer when erected, and I like the house very much. It is well proportioned, and is a very attractive house.

I am yours very truly,

THEO. J. HOOK.

"It is a Dandy."

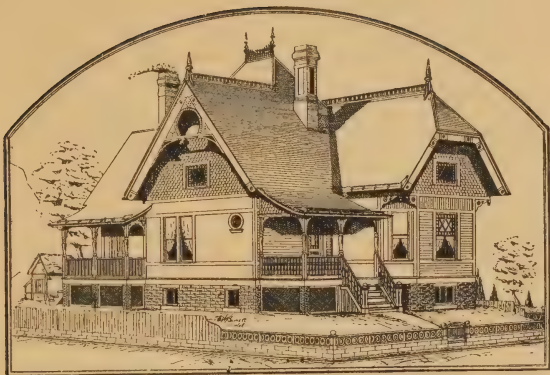
GOSHEN, IND., September 19, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

DEAR SIRS—Book received this morning. It is a dandy. I may send you more orders soon.

Yours very truly,

J. D. WOLFE,
News Dealer.



DESIGN No. 2.

As shown in the "New Model Dwellings," but reduced to one-fourth the size.

COST TO BUILD, \$1,150 TO \$1,500.



This has been a very popular house, for one of low cost, with plenty of room. The exterior design is very striking, and much admired by all.

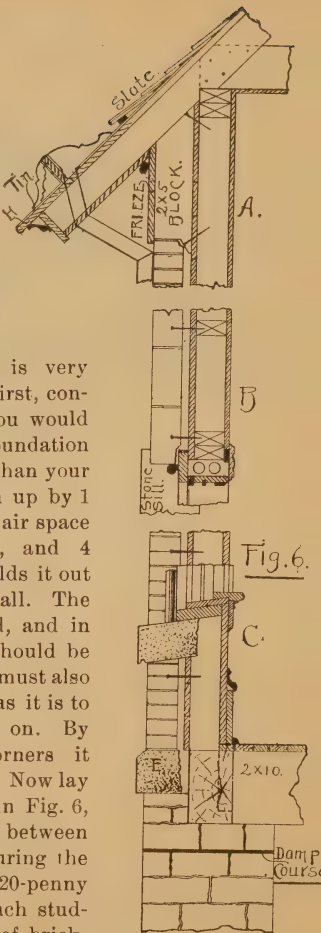
NOTES.

This is a beautiful little cottage containing five rooms, besides good vestibule and ample closets. There is a stairway to the attic, where two or three good rooms can be had, if desired. There is, also, a small cellar, with stairs from kitchen. We often make this house story and a half high, and sometimes, by a little enlargement, can place the stairs in the vestibule, making a neat front entrance hall.

Brick Veneered Houses.

SO MANY TIMES are we culled upon to describe the methods of construction and advantages of a brick veneered house, that we thought a few words upon this subject might be of interest.

THE CONSTRUCTION is very simple, as shown in Fig. 6. First, construct a frame the same as you would for any frame house, on a foundation wall 6 inches larger all around than your frame. This 6 inches is taken up by 1 inch for sheathing, 1 inch for air space between sheathing and brick, and 4 inches for the brick, which builds it out flush with the foundation wall. The frame work must be sheathed, and in cold climates the sheathing should be papered on outside; the frame must also be perfectly plumb and stand as it is to remain before any brick goes on. By putting braces on inside corners it makes a more substantial job. Now lay up the brick work, as shown in Fig. 6, leaving the 1-inch air space between brick work and sheathing, securing the brick to the frame by driving 20-penny finish nails (flatheads) into each stud every five or six courses of brick,



as the wall goes up, and there will be no danger of the wall ever giving way. The water table (E) can be either brick or stone. A shows window frame at base, B finish around frame, and C of cornice and method of construction.

THEIR ADVANTAGES over frame or solid brick are many. First of all, a solid brick wall is sure to be damp on inside, if not properly constructed; but with the brick veneer it is quite the reverse, owing to the fact that there are two air spaces in the walls—one between the brick and sheathing and another between the sheathing and plaster—which effectually shuts out all dampness and renders the house both warm in winter and cold in summer. Another advantage is, the brick gives extreme weight to the frame, and the frame, in turn, adds great strength to the brick; and again, by this method of construction, you get all the effect and appearance of a brick house at a much less cost than of solid brick, and it can be trimmed with stone or other materials as elaborately as desired. Stone can be used for veneering in place of brick, if desired, and thus get the effect of a stone house.

“A Very Attractive House.”

ROME, N. Y., April 9, 1892.

Geo. F. Barber & Co., Knoxville, Tenn.:

GENTLEMEN—In regard to Design No. 39, Plan No. 2, which you sent me, I had the house built and can not speak too highly of the plans. They were complete in every way, and both the carpenters and the men at the mill who got out the carved and turned work speak in the highest terms of your full sized details. I do not think your “COTTAGE SOUVENIR” does the house justice, for it looks much nicer when erected, and I like the house very much. It is well proportioned and is a very attractive house.

I am yours very truly,

THEO. J. HOOK.

W F WISE President,

JAS P WISE, Secretary

M W DENNIS Treasurer



West Norfolk Co. April 25th 1892

Messrs. Geo. F. Barber & Co.,

Gentlemen:

While we have purchased many works of leading Architects, all of them do not place so definitely before those who desire to build, so clearly and practically their wants, when beauty, comfort and cost is considered, as your "Cottage Souvenir." The arrangement is so complete every one can be their own judge, while any good carpenter can execute from the designs. We find, however, that it avoids all trouble and misunderstanding liable to occur between owner and contractor, to use your specifications and plans; they work out beautifully and the cost is too moderate to take any risk.

Yours truly,

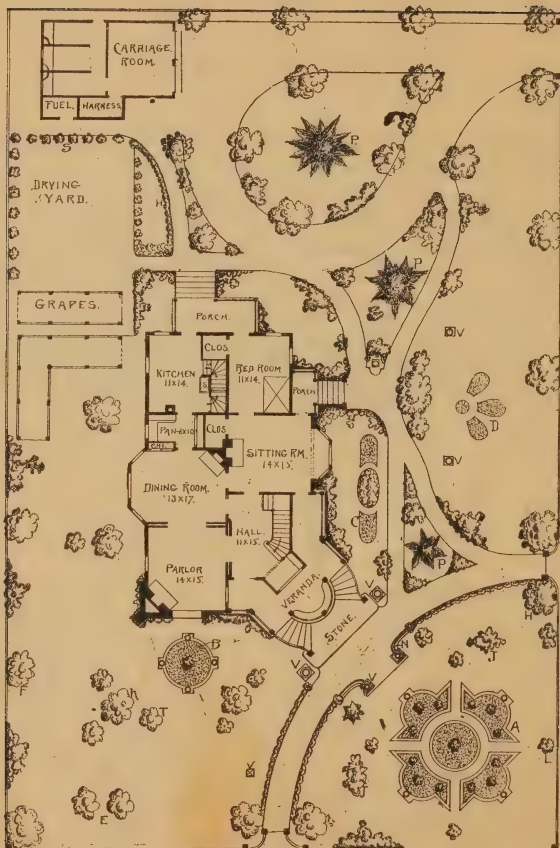
W. F. Wise

Laying Out Grounds.



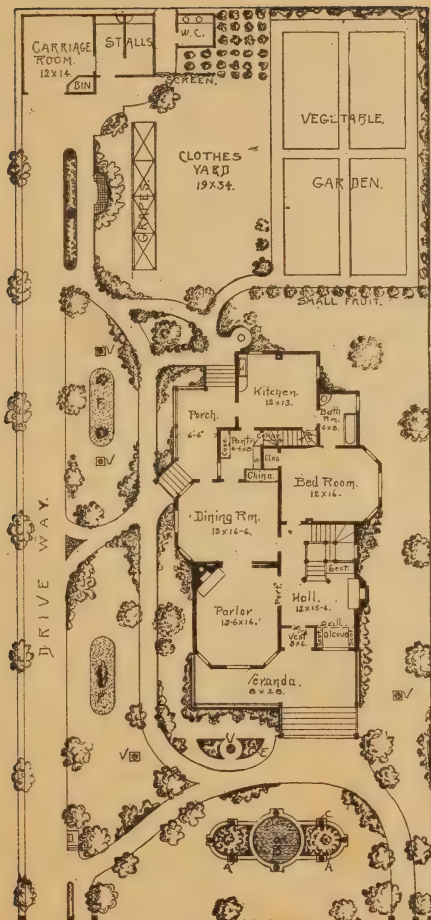
LANDSCAPE GARDENING, in any degree, is a most pleasant and fascinating occupation, and could people generally, who build houses, realize how much the tasteful arrangement of the surrounding grounds added to the buildings and how much pleasure and comfort could be obtained therefrom, landscape gardening, in its simpler form, would be more generally practiced. One does not need to be rich, or to live in a large city, in order to have beautiful grounds or lawns. Lay out the walks in graceful and easy curves, plan the arrangement and distribution of shrubbery, trees, flowers and flower beds with care, and the effect can be made beautiful with little expense. Following will be found designs for laying out three different sized lots, briefly described. Lack of space prevents giving a more detailed description of these grounds; but enough can be seen to give one an idea of what may be done in the way of laying out their lawns, and we trust the future years will see a decided advance in this line.

LAWN DESIGN, Fig. 1, for a corner lot, 100x150 feet, with floor plan of Design No. 27, page 13. The arrangement is quite elaborate, with a nice carriage drive in the rear and ample walks to connect that with the broad circle walk in front, which joins the two entrance gates, one at the front and one at the side street. An especially elaborate flower bed is located in the front, opposite the main entrance at A, and is surrounded with low-growing shrubbery, so as not to obstruct the view either from the house or from the street. A smaller bed is at B, and others at C and D. V, V are vases. Shade trees, like H, may be maple or box-elder. P, P are large pine trees.



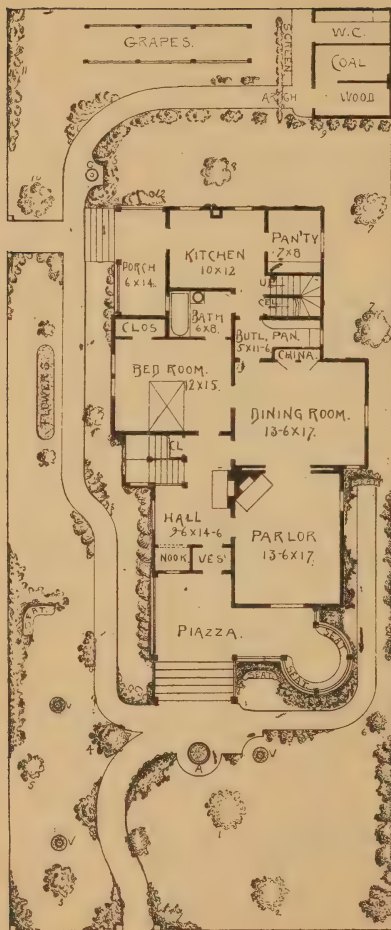
(Fig. 1.)

Plan for a Lawn on Corner Lot, 100 x 150 feet.



(Fig. 2.)

Plan for a Lawn on Inside Lot, 70 x 150 feet, which can be enlarged as desired.



(Fig. 3.)

LAWN design, Fig. 2, is for a center lot, 70x150 feet with first-floor plan of house Design No. 36 page 7; has a little less extensive arrangement of walks than Fig. 1, but a good distribution of trees, shrubs, flowers and vines. In front is a large flower bed of special design, with places for small flower vases at A and C. B may be set to flowers, or used as a fountain.

LAWN design, Fig. 3, shows a corner lot 50x150 feet, with the first-floor plan of Design No. 146, page 15, with a simple arrangement of the grounds. V, V are vases; A is a large ornamental vase; 1, 2, 3, 4, 5, 6 lawn shrubs and rose bushes; 7 and 8 large trees; 9 small fruit.

A FEW WORDS ↵

TO THOSE WHO WISH TO BUILD

Beautiful Homes,

TELLING HOW WE CAN ASSIST THEM IN SELECTING AND
PERFECTING THEIR PLANS.



WE HAVE carefully, and at great expense, prepared the "COTTAGE SOUVENIR," a book of 172 pages, 8½x11 inches, which contains a great variety of Designs and Plans of **ARTISTIC HOMES**, costing from \$500 to \$10,000; there being over 200 fine illustrations shown in this work. Our aim was—

First—To arrange a VARIETY OF FLOOR PLANS suited to the wants of the PEOPLE IN EVERY SECTION OF THE COUNTRY that should be MODELS OF CONVENIENCE and compactness, thoroughly studying every feature.

Second—To clothe these plans with HANDSOME, ARTISTIC AND WELL-PROPORTIONED EXTERIORS.

FOR VARIETY OF STYLES AND PRICES, this book completely covers the ground, from the cozy three-room cottage to the more pretentious and elaborate residence from ten to twelve rooms, in wood, brick and stone, ranging in price from \$500 to \$10,000.

Sameness of design has been carefully avoided, knowing the life of a book of this character depends upon variety and diversity of its designs, ARCHITECTURAL BEAUTY AND PROPORTION being carefully preserved.

Each page, as you peruse the work, will present new and ATTRACTIVE FEATURES IN COTTAGE AND RESIDENCE DESIGNS, together with a large amount of other useful and instructive matter; everything being fully described and estimates carefully prepared.

If you contemplate building a home, we feel confident you can find within the pages of this book DESIGNS THAT WILL FULLY MEET YOUR REQUIREMENTS.

We should be pleased to have your order for a copy, which will be sent postpaid, upon receipt of

PRICE: In Heavy Paper Binding, \$2.00; In Stiff Cloth Binding, Gilt Title, \$2.75.

GEO. F. BARBER & CO., ARCHITECTS, KNOXVILLE, TENN.

TWO BOOKS FOR THE PRICE OF ONE.

will be sent when ordered with our last book for \$1.00 or the two books for \$2.00

Developing Plans—

FROM ROUGH SKETCHES.

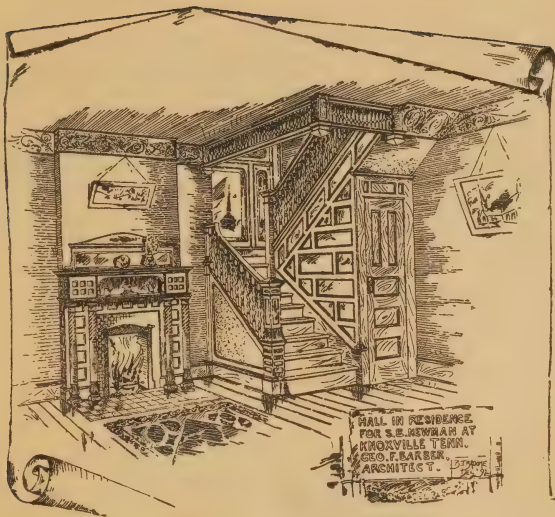
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IT MAY BE YOUR DESIRE TO BUILD FROM SOME SPECIAL

Plan of Your Own.

I N THIS CASE, if you will send us a rough sketch of it, no matter how rudely drawn, just to give us an idea of size, points of compass, and the amount you wish to expend, we will work this up to a quarter inch scale drawing, making such changes and improvements as we think best (FOR WHICH THERE IS NO CHARGE), and submit them to you for changes or approval, together with a letter of explanation and our price for making full working drawings, specifications, etc., of same.

If we can please you in the plan, we would be pleased to have your order for full working drawings, the price of which you will find to be very low for the amount of work done and the service we render you. With our method of doing business, and OUR OFFICE AT YOUR SERVICE, there is no reason why we cannot serve you just as well as if we were located in your own city. Hundreds have obtained handsome and satisfactory homes from merely rough sketches sent us. You can do the same. It COSTS NOTHING TO TRY, at least.



The above is a design for Stair Hall of Design No. 146, page 15.

"The Handsomest in Style."

CYNTHIANA, KY., April 19th, 1892.

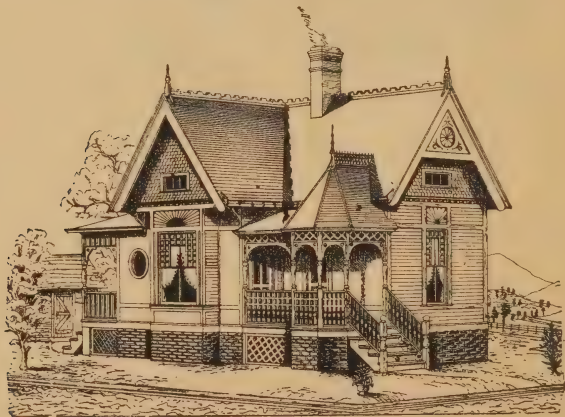
Mr. Geo. F. Barber:

DEAR SIR—We are just moving into our new house built by plans gotten up by you, and it is conceded to be the most convenient as well as the handsomest in style of architecture of any residence of its cost ever built in our city. Hundreds of persons have visited and admired it since its completion. We have been repeatedly congratulated on having secured, through your agency, a decidedly modern and convenient home. With best wishes for your future success in this direction,

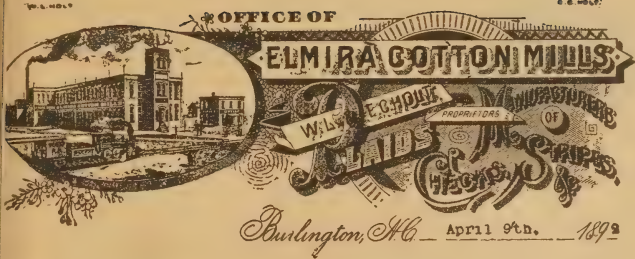
I am truly yours,

MRS. SARAH L. MCNEES.

AN ARCHITECT'S services are as essential in the building of a house as that of a physician in case of sickness or of an attorney in settling disputes; therefore, do not be so foolish as to try to build without his services or knowledge. At any rate, we trust you will find in this little volume sufficient evidence that you can have a convenient floor plan, clothed with an artistic exterior, as well as to have it otherwise. Some one has to figure out the plans and dimensions of your house, either an architect or your builder, and, as builders do not profess to be designers, their efforts can not be as satisfactory as an architect's; and only an architect, making this a study, can get the best results, both in plan and design. With his services, you get a house combining convenience of arrangement, artistic appearance, and good construction.



Design No. 132, from the "Cottage Souvenir," but reduced to one-fourth size.



Messrs. Geo. F. Barber & Co.,
Knoxville, Tenn.

Gentlemen:

I have just completed a new house, built by plans and specifications furnished by you, and I am glad to say that the house is satisfactory in every respect. Before building, I tried a great many architects, but found none to compare with your plans. It gives me great pleasure to say that everything has been satisfactory and that you have been very prompt and careful in answering a great many questions in regard to the house. I find that your estimates have been very correct.

Yours very truly,

Walter L. Hock

"Yours is Away Ahead."

FERGUS FALLS, MINN., October 26, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

GENTLEMEN—Your book with design received. Thanks. I like it very much, and out of five different architectural design works, yours is away ahead.

Yours very truly,

A. H. CLAMBEY,
Real Estate.



MILTON SMITH, President
E. W. SMITH, Vice President

363

D. A. EDWARDS, Cashier
G. R. CHAMBERLAIN, Asst. Cash.

The
First National Bank of Peru
ESTABLISHED 1864
Peru, Ind.

April 30th, 1892.

Messrs. Geo. F. Barber & Co.,
Knoxville, Tenn.

Gentlemen:

I have just completed a house from plans furnished by you, which I am well pleased with. They gave entire satisfaction and work out nicely. The house is handsome and admired by every one, being very tasty in design and you no doubt will receive orders from others in this city, who intend to build.

Respectfully,

M. Chamberlain

"As Slick as Wax."

BRISTOL, PA., April 12, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

GENTLEMEN—I built from the plans received from you, and can express my complete satisfaction with the result. The builders experienced no difficulty whatever, and all parts worked into each other "as slick as wax." I am much pleased with the cottage, and though intended for summer use only, being at the seaside, yet has shown its capacity of withstanding one of the hardest northeasters known on the Jersey coast for years. This storm lasted for two weeks, and the cottage, although located within seventy-five feet of the surf, never even trembled, so nicely is the frame braced. I shall take pleasure in sending you photograph of it soon as I can get some taken.

Yours truly,

FRANCIS FENIMORE,

Of Wilson & Fenimore, Paper Hangings, 299 Broadway, N. Y., and
Bristol, Pa.

WE REFER WITH PLEASURE to any of the following parties, whose letters appear in this book, who have ordered our book, the "COTTAGE SOUVENIR," and erected buildings from our plans. **Write to any of them** (enclosing stamp), and we guarantee you will get a prompt and satisfactory answer. As to our responsibility, we refer to **BRADSTREET'S** and **R. G. DUN & Co.'s Commercial Agencies**, and to **ANY BANK IN OUR CITY.**

B. B. STANLEY,
ARCHITECT.

A. G. KENT,
VICE PRESIDENT.

2126

L. M. NEWMAN,
CASHIER.

V. M. GARY,
VICE PRESIDENT.

Capital, \$100,000. Surplus, \$50,000

First National Bank.

Chippewa Falls, Wis.

Nov. 2. 1893.

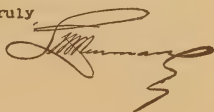
Geo. F. Barber & Co.,

Knoxville, Tenn.

Gentlemen:

My house, (built after your design and details No. 56) is now nearly ready for occupancy, and I feel it almost my duty to tell you how very satisfactory your plans have been to me. In the first place, the house is a very much better looking house than I expected, and it is much admired by every one. My architect says that he has not found a single error in measurement in either plans or details and it has all worked out in the most satisfactory manner possible. It is a pleasure to recommend work done as conscientiously as yours has been for me and, if you wish to refer to me, you are at liberty to do so. Should any word of mine be the cause of inducing any one to get plans from you I feel that I shall, thereby, have placed that person under obligations to me.

Yours truly,





Capital Stock \$25,000

Dana's Sarsaparilla Co.

Proprietors
Manufacturers of

Dana's Sarsaparilla,
Dana's Kidney & Liver Pills,
DANA'S ANODYNE
Strengthening Plasters,
Dana's Standard Remedies.

Belfast, Me. Oct. 28, 1892.

Messrs. Geo. F. Barber & Co.,
Knoxville, Tenn.,

Gentlemen:--

I have just completed the exterior of my new residence and stable, built from your plans, and must say that I am very much pleased with them. The master builder tells me that the plans were very accurate and plain. The structure, as completed, is conceded by all to be by far the handsomest in the city. Everything about it is nicely proportioned and looks symmetrical.

You will receive orders from others in this city in the near future.

Yours truly,

THE DANA SARSAPARILLA CO.,

E. F. Hanson
MANAGER

"I Consider Yours of the Most Value."

DUDLEY, MASS., March 4, 1891.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

GENTLEMEN—The "COTTAGE SOUVENIR" is at hand, and would say that I am very much pleased with same. I have works on same line that I have paid twelve dollars for, and I consider yours of the most value to me.

Respectfully yours,

E. B. DURKEE.

DEPARTMENT OF THE INTERIOR,

United States Patent Office,

Washington, D. C., April 14th, 1892.

Geo. F. Barber & Co.,

Gentlemen:—

We have just moved into our new house in Eckington, (section of this city) built after your design (*53 in Cottage Souvenir *2) and are greatly pleased with it. We overhear compliments, not a few, upon the design, and hear many inquiries after the architect. We do not have to speak in your praise, the house itself does that.

Yours very truly,

Buy H. Ford

Examiner U.S. Patent Office.

"Could Not, I Think, Be Excelled."

MUNCIE, IND., October 29, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

GENTLEMEN—The plans procured by me of you for a dwelling house in the city have proven in every way satisfactory, both to myself and the mechanics who worked from them. Every detail was thoroughly worked out and perfect, and the structure for taste in exterior ornament, convenient interior arrangement and perfect inside finish, could not, I think, be excelled. The finished structure is as picturesque as anything in this whole region. The cost was carefully and accurately computed. I commend you to the public as competent and finished in your profession, and pleasant gentlemen to deal with.

Yours respectfully,

J. W. RYAN,
Attorney at Law.

Stone City Bank.

J. M. ANDREW, PRESIDENT
T. V. THORNTON, VICE-PRESIDENT.
I. N. GLOVER, CASHIER.

CAPITAL, \$25,000.00
A GENERAL BANKING BUSINESS TRANSACTED.

Bedford, Ind.

April 15th, 1892.

Messrs. Geo. F. Barber & Co., Architects.

Knoxville, Tennessee.

Gentlemen:-

I beg to advise that your plans, specifications and detailed drawings for my residence, which is now completed, afforded the fullest satisfaction in every particular, not only to myself but the contractors as well.

Such exact and complete drawings as those furnished me makes house building truly easy and relieves the builder of much anxiety and many knotty problems. Everything worked out to a nicety and the building is even prettier than the picture. I consider your drawings most symmetrical and pleasing to the eye of any that I have examined.

Very truly,



Cashier.

"It Saved My Time and Money."

FOREST CITY, ILL., November 5, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

GENTLEMEN—Yours of recent date noted. In reply will say that I am more than pleased with the plans for my "Cottage." They worked out perfectly to the scale. It saved my time and money by purchasing the plans. I do cheerfully recommend to those who contemplate building to give your "Catalogue" a complete study of the plans of the latest modern houses.

Yours very truly,

RODNEY C. SKINNER, Hardware.

"Entirely Satisfactory in Arrangement and Detail "

MORRISON, ILL., April 13, 1892.

Geo. F. Barber & Co.:

GENTS—The house is very neat and tasty in appearance and is entirely satisfactory in arrangement and detail. If I were going to build again I should employ you to make my plans and details.

Yours, respectfully,

E. W. PAYNE,

County Clerk, Whiteside County, Ill.

"Handsomest in the City."

MASON CITY, IOWA, October 19, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

GENTLEMEN—My house, which you designed and furnished plans for, has been commenced, and to say that it will be one of the handsomest in the city is putting it mildly. It is admired by all who see it for the symmetry and harmony of design. Its convenience is all that can be asked for, and the economy of space is an excellent feature of the house. I consider the money paid you for plans well expended.

Respectfully,

GEO. E. WINTER,

Cashier Commercial Savings Bank.

"Would Have Cost Me \$250."

BOX 611, SAN JOSE, CAL., April 28, 1892.

Geo. F. Barber & Co., Knoxville, Tenn.:

We are well pleased with our house and plans in every respect. We have a first class house—the design entirely new and very handsome when finished. The builder, who has been in the business here for twenty-five years, says it is the only house he ever built that looked better when built than on paper. Another builder, of equal experience, said the plans, specifications, etc., were the best he ever saw and would have cost me two hundred and fifty dollars in San Jose. The contractor had no trouble whatever in following the plans and details.

Yours truly,

EDWARD MAYNARD.

“Complete in Every Particular.”

HENDERSON, KY., November 5, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

DEAR SIRS—I have taken possession of my house, built and completed according to your plans, specifications and working drawings. Our best architect and builders pronounce your work complete in every particular. If there was a single error in any one thing about the whole of your work I failed to discover it. I take this occasion to again thank you for your kindness and promptness in answering my many inquiries and for the exact way in which you did your work. Should I ever have occasion to build another house, you shall certainly hear from me.

Yours very truly,

J. H. HART,

Clerk Henderson County Court.

“I am More Than Pleased With the Plans.”

FON DU LAC, WIS., April 18, 1892.

Geo. F. Barber, Esq., Knoxville, Tenn.:

DEAR SIR—I am more than pleased with the plans, specifications and details which you executed for me last fall, everything being so complete that my builder experienced no trouble whatever in erecting the dwelling, and when some little misunderstanding arose between us, all that was necessary to do to correct the same was to refer to specifications. Thanking you for past favors, I am,

Respectfully,

G. CLAYTON BOWE.

“Could Not be Better Suited.”

LOCK HAVEN, PA., April 22, 1892.

Geo. F. Barber & Co.:

DEAR SIRS—It affords me much pleasure to testify to the plans you sent me last fall. The house is admired by all who see it, and Mrs. Eadie and myself could not be better suited. By saying we are highly pleased doesn't express it. My builder is much pleased with the house and says the plans are very fine. I will send you a photograph of the house in a few days. You can refer any person to me, and I will take pleasure in giving any information in my power regarding your plans. Wishing you the success you deserve, I am,

Yours truly,

DR. GEO. EADIE.

“A Beautiful Home—Admired by All.”

MOUNT PLEASANT, IOWA, April 25, 1892.

Geo. F. Barber & Co., Knoxville, Tenn.:

DEAR SIRS—The design (No. 36) furnished me last fall is a beautiful home—admired by all. It is handsomer as a house than even the design indicated, which was in itself beautiful. I think many persons in Mt. Pleasant will procure your “COTTAGE SOUVENIR” for their own use. Will send you a photograph of the building when finished.

Very truly yours,

H. N. CRANE.

“I Had to Go Down to Dixie.”

MASON CITY, ILL., May 4, 1892.

Geo. F. Barber & Co.:

GENTS—Yours of the 2nd inst. received. I sincerely appreciate your patience and your desire to please me. It is known pretty well among my friends that for weeks I had been searching for plans, procuring books from Philadelphia, Chicago, etc., and when at last I had to go down to Dixie to get what I wanted, it afforded some amusement, I assure you. My carpenter is a man of experience, and he declares that that he never handled a more complete set of plans than mine.

Yours respectfully,

G. W. ELLSBERRY.

“For Beauty of Design and Convenience.”

DELHI, N. Y., October 22, 1892.

Messrs. Geo. F. Barber & Co.:

GENTLEMEN—The plans you furnished me for a house this summer I found very accurate and precise; and I think I have by far the prettiest medium-priced residence in town. I have built a number of houses, and for beauty of design and convenience, I consider your plans better than any I have seen.

Yours very truly,

W. H. MILLARD.

"Should be in the Hands of Every One."

UNION, S. C., April 26, 1892.

Messrs. Geo. F. Barber & Co.:

GENTLEMEN—Every one who has seen the plans you sent me say they are the prettiest they have ever seen. They have, also, been examined by three or four good contractors, who say they are splendidly gotten up. Your "COTTAGE SOUVENIR" contains the prettiest lot of cottages I have ever seen in any book, and should be in the hands of every one who thinks of building. Wishing you much success, I am,

Yours truly,

J. D. ARTHUR,

Assistant Cashier Merchants and Planters National Bank, Union, S. C.

"This City Has No Building as Neat."

EFFINGHAM, ILL., October 26, 1892.

Messrs. Geo. F. Barber & Co.:

GENTLEMEN—My building, for which you furnished the plans and specifications this summer, is now nearly completed. The contractor and builder, as well as myself, are well pleased with the house. Everything has worked out well and correct, as specified in the plans. The universal opinion of my friends is, that this city has no building as neat and artistic, as well as economic arrangement of the interior, for the cost, as my residence.

Yours very truly,

HENRY EVERSMAN,

Banker.

"Best Houses for the Money in This Country."

ST JOSEPH, MICH., November 11, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

DEAR SIRs—The larger of the two houses is finished, and is most thoroughly satisfactory from top to bottom, and the house has not cost me a dollar over your estimate. Everything about the work is first-class. The other house will be started as soon as the weather will permit, and I flatter myself that I will have, when it is finished, the two handsomest and best houses for the money in this country. Wishing you every success, I am,

Yours respectfully,

E. S. KELLEY.

"Prices 50 Per Cent. Lower."

ANNA, ILL., November 13, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

DEAR SIRs—The plans we received of you gave entire satisfaction. Detailed drawings working to perfection, and will also say your prices are 50 per cent. lower than any house we had prices from. We will have photos taken soon and send you one; also give you prices on house. If we can do anything for you in the way of recommends, will gladly do so.

Yours truly,

JOHN SPIRE & SON,
Wall Papers.

"Most Convenient House in Our Town."

BOONEVILLE, MISS., April 30, 1892.

Geo. F. Barber & Co.:

DEAR SIRs—In reference to my house, it is now nearly completed, and I am well pleased with it in every way. It is very much admired by every one and is considered the most convenient house in our town and the prettiest, except, perhaps, one other, the plan of which was gotten up by you.

Yours respectfully,

MARY E. NASH.

"Your Plans Are All They Should Be."

GRAFTON, ILL., October 24, 1892.

Messrs. Geo. F. Barber & Co.:

DEAR SIRs—Our house, built after your plans, is a very fine and well proportioned building, and we can say that we are well pleased with it. Every one says it is the finest looking residence in this part of the country. Your plans are all they should be, and we have had no trouble in working from them. Can recommend you to any one.

Very truly yours,

JOHN M. EASTMAN,
General Merchandise.

"From Those Best Qualified to Judge."

GARDEN GROVE, IOWA, October 24, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

GENTLEMEN—Yours of recent date received, with notice of the "COTTAGE SOUVENIR" you are about to publish, and will say that if it is anything like the "COTTAGE SOUVENIR No. 2," it will be a "gem" indeed. We have the house (No. 36 in your "COTTAGE SOUVENIR No. 2") about completed. The working drawings, both elevations and details, have been very satisfactory, and the house is a beauty. We hear nothing but praises and admiration for it, especially from those best qualified to judge, and there is a prospect of it being duplicated here in the near future.

Very truly yours,

FLANAGAN, WILSON & FRAZIER,
Contractors.

"Finest of Its Kind."

CHICAGO, ILL., February 20, 1891.

GENTLEMEN—We have looked over the book and we consider it one of the finest of its kind, and we feel satisfied that it ought to sell well. We shall be pleased to correspond with you further on the subject.

Very truly yours,

AM. MUTUAL LIBRARY ASSOCIATION,
R. G. BADOUX, Mgr., Chicago, Ill.

"I Think It Immense, A No. 1. Would Not Part With It."

GRAND JUNCTION, COLO., February 26, 1891.

GENTLEMEN—Enclosed find price for another copy of your "COTTAGE SOUVENIR No. 2." I showed the one you sent me to a builder here and he wanted it, but I could not let him have it unless I could get another. I would not part with it, if I could not get another, for any sum. I think it is immense, A No. 1. Wishing you success, I am,

Respectfully yours,

H. GLASSFORD,
Contractor and Builder.

“Finest Thing of the Kind.”

WARRENTON, VA., February 10, 1891.

Messrs. Geo. F. Barber & Co.:

GENTLEMEN—The book came duly to hand, and I must say it is the finest thing of the kind that I or my friends have had the pleasure of looking at. Every one who has seen it says the same thing for it. I herewith enclose you my check for same, with my thanks.

Very truly yours,

CHAS. W. ROSENBERGER,

Banker, Warrenton, Va.

“The Finest Specimen of Architecture.”

WINSTON, N. C., April 9, 1892.

Messrs. Geo. F. Barber & Co., Architects:

GENTLEMEN—Before securing the services of architects to draw the plans for our residence, we corresponded with all the architects in the United States whose addresses we could secure, and bought books of designs from a number of them. After careful deliberation and comparison, we concluded to employ you to do our work, and the result has been highly satisfactory. A number of competent judges have pronounced our residence the finest specimen of architecture in either Winston or Salem; and, by special request, we have given your address to a number of people who contemplate building. With best wishes for your continued success, and thanking you again for your excellent designs and specifications, I am, dear sirs,

Yours very truly,

H. MONTAGUE,

(Attorney at Law) Real Estate and Banking.

“Our Ideal Home.”

CRESTON, IOWA, October 31, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

DEAR SIRS—The plans obtained from you for a story and a half cottage have materialized into a real and still our ideal home, now almost completed. So carefully drawn were the specifications that scarcely an item has been found needed, and the contract will practically cover all expense on everything included in your estimates. Our friends congratulate us on having one of the best arranged, most commodious and most artistic cottages known to have been built at so low a figure.

Very truly yours,

O. E. FRENCH,

Principal Creston Public School.

"I Never Saw Better."

WARE, MASS., November 8, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

GENTLEMEN—Sometime ago I received, through Mr. John H. Robinson, hardware dealer of this town, your last edition of the "COTTAGE SOUVENIR." In all my experience as a carpenter and builder, I can say without flattery, that I never saw better planned cottages—they are so artistically designed, and they look so well when built. Allow me to congratulate you on your happy ideas, and their no less happy applications.

I am now going to build a cottage for one of our local merchants. He selected the cottage represented on page 55, the plan No. 2, with tower. We should like to get the working details and plans of this house. Please send it to us as soon as possible, C. O. D.

Yours very truly,

LOUIS H. GAREAU,
Contractor and Builder.

"Contains More and Better Plans."

WEEHAWKEN P. O., N. J., April 22, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

GENTLEMEN—I bought your "COTTAGE SOUVENIR" sometime ago and am very well pleased with it. Contains more and better plans than any book published. I intend to build this or next summer. If you have any new designs from time to time, please send them to me, and I shall willingly pay you the cost of the same.

Yours very truly,

JAS. R. FERENS.

"Better Than Any I Have Ever Used."

BUSHNELL, ILL., April 9, 1892.

Messrs. Geo. F. Barber & Co.:

DEAR SIRS—I have used plans of yours for several houses, and like them better than any I have ever used. The plans for a \$4,000 house that I built were especially fine. The designs are artistic and the details easily understood. All the houses seem to be well proportioned and make a good appearance. I can heartily recommend your "COTTAGE SOUVENIR" to all who are about to build and to all carpenters.

Most respectfully yours,

J. O. JUSTICE.

“Would Have Cost \$100, What You Furnish for \$35.”

NEW ULM, MINN., November 3, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

DEAR SIRs—As the house of mine is done of which you made the plans, I feel as if I ought to let you know how pleased my wife and myself feel over it. Being completely settled and everything just the way I want it, everybody is anxious to come to see it. Well, the first thing, of course, that is asked, is: Who made your plans? I tell them Geo. F. Barber & Co., of Knoxville, Tenn. There are many among them who say: If I were to build I would build the same style of house, and also arrange it the same way, but Barber would have to make my plans. In regard to plans, specifications, etc., everything was down so to perfection that our contractor had no trouble at all in finding his way clear while building. I believe any ordinary carpenter could erect a house by getting the plans made by you. I was informed that if I had have had the plans made here, they would have cost me at least \$100; but, by getting them made by you, they only cost me \$35. My wife and myself are more than pleased, and I will do all in my power up this way I can for you. Will very likely have some plans made in the spring for my mother, and I will let you know.

Thanking you very much for satisfying me so well,

I remain,

FRED. SEITER.

“So Perfectly and Thoroughly Executed.”

ELON COLLEGE, N. C., April 9, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

DEAR SIRs—It gives me pleasure to state that we are much pleased with our house you planned for us. It is conveniently, tastefully and artistically designed. Your plans were so perfectly and thoroughly executed we had no trouble in following them, though it was our foreman's first job of the kind. We were still more pleased with the careful and patient consideration you gave all our letters, suggestions and wishes in arranging the drawings for the house. You well deserve the confidence and patronage of the public. I am, dear sir,

Yours faithfully,

J. Q. GANT,

Of Holt, Gant & Holt, Proprietors Altamahaw Cotton Mills.

“The Finest Front on the Lake.”

ROCKFORD, ILL., April 10, 1892.

Messrs. Geo. F. Barber & Co.:

DEAR SIRS—I am more than pleased with our cottage on Lake Delevan. The plans were correct and a complete guide. I have heard a great many say they thought it the finest front on the Lake. I have visited a goodly number of our most famous summer resorts, and have never seen anything for moderate cost that presented as fine an appearance from the outside, and the plan of the inside I consider exceedingly fine.

Yours respectfully,

MRS. M. M. SWAN.

“So Perfect in Every Detail.”

SYRACUSE, N. Y., November 10, 1892.

Messrs. Geo. F. Barber & Co.:

DEAR SIRS—I am now nearly through work upon my house, building from the exact plans furnished by you, and desire to say that the nearer the house approaches to completion, the better I am pleased with it. My builder says he never worked from plans and specifications so perfect in every detail. Before consulting you, I had employed a local architect, who furnished plans which were not satisfactory. In the meantime, I purchased a copy of your “COTTAGE SOUVENIR,” and was greatly pleased with the general style of your work, which led me to write to you upon the subject. When I received your plans, the question arose in my mind at once: “Will the house, when completed, look as well as the drawings?” I can say now that it does, and even better. Your instructions were so complete that I found it unnecessary to employ a local architect, which, on the score of economy alone, I consider a great recommendation of your work. As you are aware, my house is situated on an elevated corner, and the outlook from every portion is delightful. Indeed, the house is exactly suited to the situation—a point so often entirely overlooked by architects. In this city of 100,000 people, and perhaps 15,000 houses, I have the satisfaction of knowing that the building referred to is not only generally admired, but is, in many of its most pleasant and artistic features, unlike any other house in the vicinity.

Respectfully yours,

JOHN W. TRUESDELL.

"The Architecture is Grand."

CLINTON, IOWA, April 20, 1892.

Geo. F. Barber & Co.:

DEAR SIRS—Your book came to hand this morning, and we will say that it is the finest that we have ever seen. The architecture is grand—not a poor one in the outfit. And, as far as we can judge, we will need quite a few of your plans and specifications before the summer is ended. Please accept our many thanks for such a rare treat.

Very respectfully,

SMITH & REIPE.

"The Handsomest Cottage I Ever Saw."

SULLIVAN, ILL., October 28, 1892.

Messrs. Geo. F. Barber & Co.:

GENTLEMEN—Replying to your esteemed favor of the 20th, I placed the plans of the "cottage," combining Nos. 1 and 36, in the hands of the builder just as they came from your office. Everything has worked out all right, from cellar to garret. I think it is the handsomest cottage I ever saw in my life. I intend to build one just like it at Ridgeland, near Chicago, and shall make no change in it whatever.

Very respectfully yours,

GEO. P. CHAPMAN,

Hardware.

"Highly Satisfactory."

PEORIA, ILL., October 28, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

DEAR SIRS—The plans for my business block, recently erected by you, have proven first-class and highly satisfactory in every respect.

Very respectfully yours,

JOHN WAGGEMEN.

"They Cannot Be Excelled."

NORTHAMPTON, N. Y., April 25, 1892.

Messrs. Geo. F. Barber & Co.:

GENTLEMEN—Am at present putting up my house according to the plans furnished by you. Am well pleased with the plans, and think that for beauty, proportions and arrangement of the rooms, they cannot be excelled. My carpenter says they are the nearest correct of any plans he ever worked after.

Yours respectfully,

M. VAN DUZEN.

"I Wish to Compliment You."

NOBLESVILLE, IND., April 8, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

DEAR SIRS—I wish to compliment you on your general style of architecture, and must say that you show more judgment and style in your drawing than any architect that I have examined. Assuring you that you will hear from me further at some time in the future, I am,

Yours truly,

E. SHIRTS,

Cashier Citizens' State Bank.

"It is as Near Perfection as is Possible."

LA FAYETTE, IND., April 9, 1892.

Mr. Geo. F. Barber:

DEAR SIR—Myself and family are more in love than ever with the plan, and hope to occupy the house by July 1st. We think it as near perfection as is possible, and all builders who have looked at it pronounce it a model of convenience and a marvel of beauty—simply perfect. My friends are astonished that the house does not cost me twice the sum it does, for it looks better than many four or five thousand dollar houses. I could have disposed of the plan several times, but was anxious to be the first to own a house from this plan. My contract is for \$2,250, but with mantels, gates, fences, walks, gas fixtures, etc., will cost me \$2,500, or possibly \$2,600. All builders pronounce the plan simply perfect in execution and design. In the meantime, believe me to remain,

Most respectfully yours,

W. O. CROUSE.

"To My Entire Satisfaction."

GREENWOOD, S. C., October 5, 1892.

Messrs. Geo. F. Barber & Co.:

GENTLEMEN—The plans and specifications for my dwelling, made by you last summer, have proved to be to my entire satisfaction. Mr. Blythe, one of the best and most reliable contractors, pronounces the plans, etc., explicit and complete in every particular. In fact, they are pronounced by everybody that examine them as being very fine work.

Very respectfully,

MRS. CARRIE MCGEE.

"Much Admired and Complimented."

SAN ANGELO, TEX., November 2, 1892.

Messrs. Geo. F. Barber & Co.:

DEAR SIRS—I am well pleased with my house, and quite proud of it, too. Since its completion, it has been much admired and complimented by the public generally. The plans worked all right, and it is one of the best built and most substantial cottage buildings in our city.

Yours very truly,

U. G. TAYLOR, Real Estate.

"Price Very Reasonable."

RENSSELAER, IND., April 23, 1892.

Messrs. Geo. F. Barber & Co.:

GENTLEMEN—Our house is now almost completed, and it gives me pleasure to say that the plans furnished by you have proven entirely satisfactory, and I consider your price very reasonable.

Very truly,

G. K. HOLLINGSWORTH,

Loans and Collections.

"A Thing of Beauty and a Joy Forever."

FAIRFIELD, IOWA, October 24, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

GENTLEMEN—In reply to yours of the 20th, will say that every mechanic who has looked at my plans pronounces them by far the finest ever seen in the town, and so carefully drawn in every detail that they are much easier to follow than the plans of most architects. Shall be glad to get your new "COTTAGE SOUVENIR," as I look upon it as a thing of beauty and a joy forever.

Yours very truly,

J. A. BECK,

Proprietor Leggett House.

"It's a Dandy, Sure."

CHILLICOTHE, MO., March 14, 1891.

DEAR SIRS—Your "COTTAGE SOUVENIR" received in due time. It's a "dandy," sure.

Please send me a copy of the "COTTAGE SOUVENIR No. 2," cloth binding, for which find enclosed \$2.75.

Yours, &c.,

WILL MOFFETT,

Novelty Works and Planing Mills.

"In Preference to All Others."

PASADENA, CAL., April 28, 1892.

Messrs. Geo. F. Barber & Co.:

GENTLEMEN—I am well pleased with the plans sent me. I find them very plain in all the details. Everything about them seems to harmonize, which gives a fine effect both to exterior and interior finish. I shall use them in future in preference to all others, and take pleasure in recommending your work to every one intending to build.

Respectfully yours,

W. S. HOLLAND,
Of Holland Manufacturing Co.

"Have Given Splendid Satisfaction."

DELPHI, IND., April 13, 1892.

Geo. F. Barber & Co., Knoxville, Tenn.:

GENTLEMEN—During our short acquaintance of but a few months, we have had occasion, as you know, to use several house plans selected from your "COTTAGE SOUVENIR." It affords us great pleasure to say that your plans and specifications in every detail have given splendid satisfaction. We shall want one of your revised editions.

Very truly,

DELPHI LUMBER CO.,
Per M. STERLING, Secretary.

"The Prettiest House in Town."

DELPHOS, OHIO, November 6, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

GENTLEMEN—We are more than pleased with our new home, and our contractor says he has never worked after a set of plans that worked out so satisfactorily. Every one who has seen our house is pleased with it. We have had more newspaper comments than any one who has put up a new house in the city this year. Nearly every one who has seen the house says it is the prettiest house in town.

Respectfully yours,

F. L. ROEBUCK,
Salesman Nat'l Cash Reg. Co.

“High in the Praise of Its Appearance.”

WASHINGTON, DAVIESS CO., IND., April 11, 1892.

Messrs. Geo. F. Barber & Co., Knoxville, Tenn.:

DEAR SIRS—I am well pleased with the plans, etc., I received from you. Everything has worked out just right. All who see the house are high in the praise of its appearance, and all the workmen are highly pleased in the workings of all plans and details; and, for myself, I am more than pleased with my house, and I can assure you that if I have any other building to erect I will call on you.

Wishing you many customers from this part of the country,

I am yours very truly,

T. B. GRAHAM.

“No Errors in the Plans.”

RENSSELAER, IND., May 2, 1892.

Mr. Geo. F. Barber:

DEAR SIR—So far we have found no errors in the plans which we are working over. My superintendent says he thinks yours the most complete and satisfactory plans he ever worked over.

Wishing you continued success in your work, I remain,

Yours truly,

D. B. NOWELS.

“The Prettiest Lot of Cottages.”

DANVILLE, VA., February 13, 1891.

GENTLEMEN—We are very much pleased with the book, and think it contains the prettiest lot of cottages, etc., we have seen in any book.

Very truly yours,

GRAHAM BROTHERS,

Architects and Builders.

“Your Plans Are the Best.”

CLARKSVILLE, TENN., February 19, 1891.

Geo. F. Barber & Co., Knoxville, Tenn.:

DEAR SIRS—Your plans are the best I have ever seen. Any one thinking of building ought to have your book.

REV. A. M. GROWDEN,

Pastor Christian Church.

"Gives Me Great Pleasure."

CARROLLTON, ILL., April 15, 1892.

Messrs. Geo. F. Barber & Co. having drawn the plans for my residence, it gives me great pleasure to testify to their ability as architects. The detail drawings and specifications proved correct in every particular, and it is without hesitancy that I recommend Messrs. Barber & Co. to those having work in this line.

Respectfully,

T. J. PINKERTON.

"Plans Were the Most Complete."

CRESTON, IOWA, October 26, 1892.

Messrs. Geo. F. Barber & Co.:

GENTLEMEN—As regards the plans for my house, will state my contractor tells me they were the most complete he has ever worked from. They worked out perfectly. The house is now completed, and the outside appearance is even handsomer than the plans indicated. The interior arrangement, we think, is perfect, and the hall the handsomest I have ever seen in a moderate cost house.

Yours truly,

WM. N. PATT,

Real Estate and Insurance.

"Greatly Admired for Its Beauty."

BURLINGTON, N. C., April 11, 1892.

Messrs. Geo. F. Barber & Co., Knoxville. Tenn.:

GENTLEMEN—I have just finished my residence, for which you furnished designs, and have the pleasure to say it gives perfect satisfaction. The plans and designs all worked out correctly, and the house has been greatly admired for its beauty of architectural proportions. I am confident it will be the cause of your being troubled with other orders.

With my best wishes for your continued success, I am,

Yours very truly,

J. C. HOLT.

If you contemplate building
now or at some future time



IT WILL PAY YOU

To read carefully this and the following page.



SINCE the publication of our book the "**Cottage Souvenir**" which has had such a wonderful sale all over the United States, we have been constantly at work getting ready for publication for 1894, a Book of Designs and Plans that should surpass anything of its character ever published; and we are pleased to announce that this book is now completed and ready for delivery, the title of which is

New Model Dwellings

And How Best to Build Them.

We can say regarding this book truthfully and without any hesitation, that there has never been offered to the Home builder, a work containing Designs and Plans of so many **Beautiful and Convenient Homes**, together with so much useful information regarding the building of a Model Home.

The designs in this book are **New** and embody all the latest ideas and styles. If you intend to build at any time, you should get a copy of this book now. (See other side.)

NOW READY

BARBER'S New Book for 1894
: : ENTITLED : :

New Model Dwellings

AND HOW BEST TO BUILD THEM.

THIS Beautifully Illustrated Book is the most complete and comprehensive work ever published for those who contemplate building. Contains Designs, Plans and Interior Views of over

100 Beautiful Homes

Ranging in price from \$400 to \$15,000, all fully described and carefully estimated; also a large amount of useful information that will make you familiar at once with all the latest ideas and methods of home building.

In order to suit different requirements and different climates, we have arranged from two to three sets of floor plans for each design in this book, thus giving

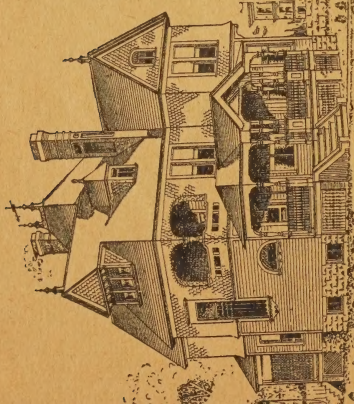
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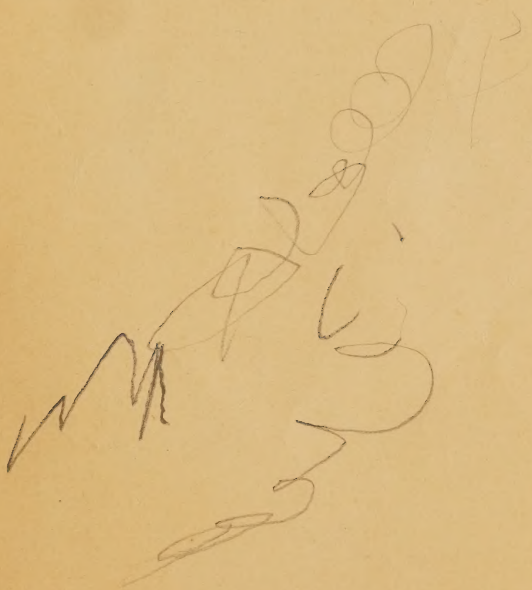
The designs in this work are new, embodying all the latest ideas and styles, and include many Beautiful Colonial Houses. For convenience of plans and beauty of design we challenge comparison.

Send for this book and if it is not THE BEST ONE you ever bought for the price will return your money with pleasure.

Price \$1.00, or this and our "Cottage Souvenir," \$2.00.

GEO. F. BARBER & CO., Architects, box 104, Knoxville, Tenn.





TWO BOOKS FOR THE PRICE OF ONE.

The "Cottage Souvenir" will be sent, when ordered with our 1894 book, "New Model Holdings," for \$1.00, or the two books for \$2.00.